

AGENDA
CITY OF ATLANTA BOARD OF ZONING ADJUSTMENT
Friday, May 20, 2005 AT 1:00 P.M.
ATLANTA CITY HALL COUNCIL CHAMBER, SECOND FLOOR

Page 1 of 6

NEW CASES

- V-05-42** Appeal of **Jane Westlake** of a decision of an administrative officer (i.e., a staff person) of the Bureau of Buildings to issue a building permit for construction of a single-family house with a detached garage that has access only from what the Bureau of Buildings determined was an alley. Property is located at **611 FLAT SHOALS AVENUE, S.E.**, fronts 49 feet on the southwest side of Flat Shoals Avenue, and begins 98 feet from the southwest corner of Flat Shoals Avenue and Newton Avenue. Zoned R-4 (Single-Family Residential) District. Land Lot 176 of the 15th District, DeKalb County, Georgia.
Owner: Buffalo Creek Construction Co.
Council District 5, NPU-W
- V-05-87** Appeal of **Kim Wilson and Padraig McLoughlin** of a decision of an administrative officer (i.e., a staff person) of the Bureau of Buildings to issue a building permit for construction of a two story addition to a dwelling unit that the Bureau of Buildings determined is a zero lot line, single-family house with no side yard setback along the zero lot line. Property is located at **888 ARGONNE AVENUE, N.E.**, fronts 34.05 feet on the west side of Argonne Avenue, and begins 164.74 feet south of the southwest corner of Argonne Avenue and Eighth Street. Zoned R-5 (Two-Family Residential) District. Land Lot 49 of the 14th District, Fulton County, Georgia.
Owner: E. Bruce Garner
Council District 6, NPU-E
- V-05-90** Application of **Toni R. Phillips** for a variance from the zoning regulations to reduce the west side yard setback from the required 7 feet to 4 feet, 6 inches for construction of a two-story room addition on the back of a single-family house. Property is located at **2753 ARBOR AVENUE, S.E.**, fronts 54 feet on the south side of Arbor Avenue, and begins 162.1 feet west the southwest corner of Arbor Avenue and Spence Avenue. Zoned R-4 (Single-Family Residential) District. Land Lot 203 of the 15th District, DeKalb County, Georgia.
Owner: Toni R. Phillips
Council District 5, NPU-O
- V-05-91** Application of **Walter M. Parker** for variances from the zoning regulations to 1) reduce the east side yard setback from the required 10 feet to 5 feet and 2) reduce the rear yard setback from the required 20 feet to 15 feet, for construction of an accessory building (i.e., a shed) at the rear of a single-family house. Property is located at **2889 SANDPIPER CIRCLE, S.W.**, fronts 176.6 feet on the north side of Sandpiper Circle, and begins 120 feet east of the northeast corner of Sandpiper Circle and North Shore Drive. Zoned R-3 (Single-Family Residential) District. Land Lot 215 of the 14th District, Fulton County, Georgia.
Owner: Walter M. Parker
Council District 11, NPU-I

AGENDA
CITY OF ATLANTA BOARD OF ZONING ADJUSTMENT
Friday, May 20, 2005 AT 1:00 P.M.
ATLANTA CITY HALL COUNCIL CHAMBER, SECOND FLOOR

Page 2 of 6

- V-05-92** Application of **John M. Ford** for 1) a special exception from the zoning regulations to expand a legally nonconforming duplex by adding a deck on the back of the building, and 2) a variance from the zoning regulations to increase the front yard coverage from the maximum allowed of 33 % to 64% by paving a portion of the front yard. Property is located at **1731 RIDGEWAY AVENUE, N.W.**, fronts 50 feet on the east side of Ridgeway Avenue, and begins 398.9 feet east and north of the northwest corner of Ridgeway Avenue and Howell Mill Road. Zoned R-4 (Single-Family Residential) District. Land Lot 152 of the 17th District, Fulton County, Georgia.
Owner: Ford & Associates, Inc.
Council District 8, NPU-D
- V-05-93** Application of **Dan Campbell** for a variance from the zoning regulations to reduce the west side yard setback from the required 7 feet to 1 foot for construction of a second story room addition to a single-family house. Property is located at **44 INMAN CIRCLE, N.E.**, fronts 55 feet on the north side of Inman Circle, and begins 101.5 feet southwest of the southwest corner of Inman Circle and 17th Street. Zoned R-4 (Single-Family Residential) District. Land Lot 105 of the 17th District, Fulton County, Georgia.
Owner: James Getzinger
Council District 7, NPU-E
- V-05-94** Application of **Patrick O-Flaherty** for a variance from the zoning regulations to reduce the half-depth front yard setback from the required 17 ½ feet to 7 feet for construction of a new single-family house. Property is located at **2870 DAWS AVENUE, S.E.**, fronts 30 feet on the south side of Daws Avenue, and begins at the southeast corner of Daws Avenue and Ashburton Avenue. Zoned R-4 (Single-Family Residential) District. Land Lot 182 of the 15th District, DeKalb County, Georgia.
Owner: Jerry Sewell
Council District 5, NPU-O
- V-05-95** Application of **Charles Turner** for variances from the zoning regulations to 1) reduce the east side yard setback from the required 7 feet to 2 feet and 2) reduce the rear yard setback from the required 15 feet to 5 feet as measured from the centerline of the adjoining 10-foot wide alley, for construction of a detached garage at the rear of a single-family house. Property is located at **1029 KENTUCKY AVENUE, N.E.**, fronts 50 feet on the south side of Kentucky Avenue, and begins 369 feet west of the southwest corner of Kentucky Avenue and Lanier Avenue. Zoned R-4 (Single-Family Residential) District. Land Lot 1 of the 17th District, Fulton County, Georgia.
Owner: Blue Coast Design Group
Council District 6, NPU-F

AGENDA
CITY OF ATLANTA BOARD OF ZONING ADJUSTMENT
Friday, May 20, 2005 AT 1:00 P.M.
ATLANTA CITY HALL COUNCIL CHAMBER, SECOND FLOOR

Page 3 of 6

- V-05-96** Application of **David Berry** for 1) a special exception from the zoning regulations to allow a shared driveway with 2000 Rockledge Road, where it is otherwise prohibited and 2) a variance from the zoning regulations to reduce the northeast side yard setback from the required 20 feet to 7 feet, for a room addition on the back of an existing office building. Property is located at **2004 ROCKLEDGE ROAD, N.E.**, fronts 65 feet on the northwest side of Rockledge Road, and begins 273.1 feet northeast of the northeast corner of Rockledge Road and Piedmont Road. Zoned R-LC (Residential-Limited Commercial) District. Land Lot 50 of the 17th District, Fulton County, Georgia.
Owner: Rebecca Schrager
Council District 6, NPU-F
- V-05-97** Application of **Colleen Heflin** for a variance from the zoning regulations to 1) reduce the north side yard setback from the required 7 feet to 2.6 feet for construction of a two-story attached garage and room addition on the back of a single-family house. Property is located at **292 OAKDALE AVENUE N.E.**, fronts 46.9 feet on the west side of Oakdale Avenue, and begins 121 feet north of the northwest corner of Oakdale Avenue and DeKalb Avenue. Zoned R-5 (Two-Family Residential) District. Land Lot 209 of the 15th District, DeKalb County, Georgia.
Owner: Colleen Heflin
Council District 6, NPU-N
- V-05-98** Application of **Charles Turner** for variances from the zoning regulations to 1) reduce the west side yard setback from the required 7 feet to 2 feet and 2) reduce the rear yard setback from the required 15 feet to 10 feet for construction of a new detached garage at the rear of a single-family house. Property is located at **639 CUMBERLAND ROAD, N.E.**, fronts 60 feet on the south side of Cumberland Road, and begins 535 feet east of the southeast corner of Cumberland Road and Monroe Drive. Zoned R-4 (Single-Family Residential) District. Land Lot 52 of the 17th District, Fulton County, Georgia.
Owner: Blue Coast Design Group
Council District 6, NPU-F
- V-05-99** Application of **Monica Woods** for variances from the zoning regulations to 1) reduce the north side yard setback from the required 5 feet to 3 feet and 2) reduce the south side yard setback from the required 5 feet to 3 feet, for construction of a new single-family house. Property is located at **911 COLEMAN STREET, S.W.**, fronts 25 feet on the west side of Coleman Street, and begins 227 feet north of the northwest corner of Colman Street and Mary Street. Zoned R-4B (Single-Family Residential) District. Land Lot 87 of the 14th District, Fulton County, Georgia.
Owner: Andrew James Development
Council District 4, NPU-V

AGENDA
CITY OF ATLANTA BOARD OF ZONING ADJUSTMENT
Friday, May 20, 2005 AT 1:00 P.M.
ATLANTA CITY HALL COUNCIL CHAMBER, SECOND FLOOR

Page 4 of 6

- V-05-101** Application of **Scott Prigge** for a variance from the zoning regulations to reduce the north side yard setback from the required 10 feet to 6.7 feet for construction of a room addition on the back of a single-family house. Property is located at **2557 DELLWOOD DRIVE, N.W.**, fronts 60 feet on the east side of Dellwood Drive, and begins 1,057.8 feet north of the northeast corner of Dellwood Drive and Peachtree Battle Avenue. Zoned R-3 (Single-Family Residential) District. Land Lot 144 of the 17th District, Fulton County, Georgia.
Owners: Scott & Brittain Prigge
Council District 8, NPU-C
- V-05-102** Application of **Lisa Perlin** for variances from the zoning regulations to 1) reduce the west side yard setback from the required 7 feet to 5 feet for construction of a second story room addition to a single-family house and 2) allow a parking pad in the front yard setback. Property is located at **368 VALLEY BROOK DRIVE, N.E.**, fronts 70 feet on the north side of Valley Brook Drive, and begins 528.2 feet south and east of the southeast corner of Valley Brook Drive and Meadowbrook Drive. Zoned R-4 (Single-Family Residential) District. Land Lot 65 of the 17th District, Fulton County, Georgia.
Owners: Lisa Perlin & Jay Weiner
Council District 7, NPU-B
- V-05-104** Application of **Robert Reed** for variances from the zoning regulations to 1) reduce the half-depth front yard setback from the required 20 feet to 10 feet and 2) reduce the front yard setback from the required 40 feet to 25 feet, 6 inches, for construction of 8 multifamily residential units in two new buildings of 4 units each. Property is located at **88 LUCY STREET, S.E.**, fronts 97 feet on the east side of Lucy Street and 129.1 feet on the north side of Todd Street, and begins at the northeast corner of Lucy Street and Todd Street. Zoned RG-3 (Residential General – Sector 3) District. Land Lot 45 of the 14th District, Fulton County, Georgia.
- V-05-105** Application of **Halpern Enterprises, Inc.** for a special exception from the zoning regulations to reduce the total on-site parking from the required 727 spaces to 288 spaces (existing non-conforming on-site parking), for conversion of 10,050 square feet of space in a shopping center from retail to restaurant use. (Note: Existing development has nonconforming parking characteristic. Reduction for proposed restaurants alone would be from 100 required spaces to 50 spaces.) Property is located at **500 – 560 AMSTERDAM AVENUE, N.E.**, fronts 190 feet on the north side of Amsterdam Avenue and 185 feet on the south side of Amsterdam Avenue and begins at the northeast corner of Amsterdam Avenue and Evelyn Street. Zoned C-1 (Community Business) District and R-4 (Single-Family Residential) District. Land Lots 54 and 55 of the 17th District, Fulton County, Georgia.
Owner: Halpern Enterprises, Inc.
Council District 6, NPU-F

AGENDA
CITY OF ATLANTA BOARD OF ZONING ADJUSTMENT
Friday, May 20, 2005 AT 1:00 P.M.
ATLANTA CITY HALL COUNCIL CHAMBER, SECOND FLOOR

Page 5 of 6

- V-05-109** Application of **The View at King Plow Art Center** for a special exception from the zoning regulations to reduce on-site parking from the required 1,117 spaces to 464 spaces for conversion of 5,000 square feet of space in a mixed-use arts center from office use to a special events venue. (Note: V-99-148 reduced on-site parking for 887-955 W. Marietta Street (King Plow Art Center, which fronts 1,714.9 feet on the northeast side of W. Marietta Street) to 464 spaces. Parking requirement for proposed special events venue based on square footage of assembly space.) Property is located at **955 WEST MARIETTA STREET, N.W.**, fronts 75.3 feet on the northeast side of W. Marietta Street, and begins 1,2036 feet southeast of the intersection of a line projected from Herndon Street and the north right of way of W. Marietta Street. Zoned C-2 (Commercial Service) District. Land Lot 150 of the 17th District, Fulton County, Georgia.
Owner: W.F. Ruffin
Council District 3, NPU-K

DEFERRED CASES

- V-05-16** Application of **Dwight Robinson** for variances from the zoning regulations to 1) reduce the east side yard setback from the required 10 feet to 3 feet and 2) reduce the west side yard setback from the required 10 feet to 3 feet, for construction of a new, single-family house. Property is located at **3180 McMURRAY DRIVE, S.W.**, fronts 56.7 feet on the south side of McMurray Drive, and begins 400 feet west of the southwest corner of McMurray Drive and Childress Drive. Zoned R-3 (Single-Family Residential) District. Land Lot 231 of the 14th District, Fulton County, Georgia.
Owner: Dwight Robinson
Council District 11, NPU-R

From 3/18/05 to allow Staff to work w/applicant on site design (NEG)

- V-05-25** Application of **Monica Woods** for variances from the zoning regulations to 1) reduce the north side yard setback from the required 5 feet to 0 feet and 2) reduce the south side yard setback from the required 5 feet to 3 feet, for construction of a new, single-family house. Property is located at **879 McDANIEL STREET, S.W.**, fronts 25 feet on the west side of McDaniel Street, and begins 125 feet north of the northwest corner of McDaniel Street and Gardner Street. Zoned R-4B (Single-Family Residential) District. Land Lot 86 of the 14th District, Fulton County, Georgia.
Owner: JLW Development, LLC
Council District 4, NPU-V

- V-05-26** Application of **Monica Woods** for variances from the zoning regulations to 1) reduce the north side yard setback from the required 5 feet to 0 feet and 2) reduce the south side yard setback from the required 5 feet to 3 feet, for construction of a new, single-family house. Property is located at **881 McDANIEL STREET, S.W.**, fronts 25 feet on the west side of McDaniel Street, and begins 100 feet north of the **northwest corner of McDaniel Street and Gardner Street. Zoned R-4B (Single-Family Residential) District.** Land Lot 86 of the 14th District, Fulton County, Georgia.
Owner: JLW Development, LLC
Council District 4, NPU-V

AGENDA
CITY OF ATLANTA BOARD OF ZONING ADJUSTMENT
Friday, May 20, 2005 AT 1:00 P.M.
ATLANTA CITY HALL COUNCIL CHAMBER, SECOND FLOOR

Page 6 of 6

- V-04-402** Application of **Earnest Bennet** for variances from the zoning regulations to 1) reduce the front yard setback from the required 35 feet to 18 feet and 2) reduce the west side yard setback from the required 7 feet to 5 feet, for a second story addition to an existing single-family house. Property is located at **1114 OSBORNE STREET, S.W.**, and fronts 50.19 feet on the south side of Osborne Street, beginning 849 feet east of the southeast corner of Osborne Street and Murphy Avenue (f.k.a. McPherson Avenue). Zoned R-4 (Single-Family Residential) District. Land Lot 122 of the 14th District, Fulton County, Georgia.
Owner: Earnest Bennett
Council District 12, NPU-X
- V-05-36** Application of **Dixon N. Nash** for a special exception from the zoning regulations for 1) a 7 ½ foot high fence gate in the north side yard setback, 2) a 7 ½ foot high fence gate in the south side yard setback, and 3) a 7 ½ foot high fence gate in the rear side yard setback, where up to six foot high fence gates would otherwise be allowed. Property is located at **1371 N. MORNINGSIDE DRIVE, N.E.**, fronts 55 feet on the east side of N. Morningside Drive, and begins 340 feet north of the northeast corner of N. Morningside Drive and N. Highland Avenue. Zoned R-4 (Single-Family Residential) District. Land Lot 2 of the 17th District, Fulton County, Georgia.
Owner: Robert Hardaway Ferris
Council District 6, NPU-F